

District II Advisory Board Minutes

November 6, 2006

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. 7 board members, 4 staff and approximately 25 citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Marty Weeks
Tim Goodpasture
David Mollhagen
Phil Ryan
Sarah Devries
Aaron Mayes
Matt Hesse
Brian Carduff
Council Member Sue Schlapp

Members Absent

Daryl Crotts
Larry Frutiger
Joe Johnson

Staff Present

Officer Sharkey, CP – Patrol East
Officer Gerdes, CP – Patrol North
Dale Miller, Planning
LaShonda Porter, Neighborhood Assistant
Dennis Graves, Environmental Health

Guests

Gary Legion, 818 S. Clear Creek Circle
Bill Duckworth, 13918 E. Gilbert
Michele Duckworth, 13918 E. Gilbert
Don Manson, 810 Clear Creek Circle
Haig Hurdian, 145 N. Crestway
Ron Holt, 2718 N. Terrace
Frank Priest Jr., 229 N. Terrace

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

DAB did introductions and **CM Schlapp** explained the purpose of the District Advisory Board.

APPROVAL OF MINUTES AND AGENDA

The meeting agenda for November 6, 2006 was approved as submitted (**Carduff:Goodpasture,8-0**)

The meeting minutes for October 2, 2006 were approved as submitted (**Goodpasture:Ryan, 8-0**)

PUBLIC AGENDA

1. Scheduled items

Lindsey Harvell, Graduate Student – Wichita State University, explained the purpose of the engineering survey. She advised that the City of Wichita's engineering department handles

over 300 construction projects per year and are looking for ways to improve their service. She distributed surveys to the citizens for completion. The Board thanked her for her time.

Action Taken: Received and filed.

Ron Holt, Assistant County Manager, provided an update on the Sedgwick County Arena. He provided details on the proposed timeline for the arena development, explaining that the process has been divided into three components: the completed steps, the steps in process, and the future arena process components. He also explained that there were five stages that the arena process will go through as well and they are: 1) preliminary programming, 2) exterior design concepts, 3) the schematic design process, 4) development design phase, and 5) the construction document phase. The breaking ground day is schedule for September 2007.

He also provided information on the property acquisition process. Currently there are 6 properties that have been acquired, 15 properties in the condemnation process, and 3 properties in varying stages.

Currently they are working on selling the naming rights to the facility. They are working closely with a consultant trying to finalize the value of the naming rights.

Ron also discussed the Arena Neighborhood Redevelopment Plan and how the County and the City are cohesively working together on the revitalization of the downtown area. On 11/15 a public hearing is schedule to allow the City to provide more details to the citizens as well as receive feedback.

Ron informed the citizens that the hot topics of the arena are the budget, schedule, parking, and parking acquisitions. The current budget for the arena is \$184 million and is being collected through a 1% sales tax increase for a 30-month period.

Both the budget and 18-month aggressive construction schedule will remain concerns until a contractor is hired. Until the contractor is hired and can provide them with a cost estimate and a schedule will they still have concerns with incurring additional cost and not staying on schedule.

Parking is still an issue that has to be addressed. After more consideration the County and City realized that a more comprehensive look at parking downtown was needed. The question is do you have enough parking downtown if there are multiple events happening at one time. So the County has decided to due a study in conjunction with the City to ensure that parking is not an issue. So the idea of building a park garage is not off the radar, more research needs to be completed.

Property acquisition is moving forward, the County hired an independent fee appraiser an offered property owners the stated value of the property. Some property owners turned down the offer, as they did not feel it represented the value of their property. So, the County will now go through the process of imminent domain to try and resolve and purchase the needed properties.

Ron Holt concluded his presentation and opened the discussion for questions. **Aaron Mayes** wanted to know what drives the construction schedule and if this is aggressive why stick with a 18-month schedule? **Ron** explained that the scheduled is based on the architect recommendation, and although it is aggressive the architect have advised that the work could be

completed in this timeframe and until someone shows us differently we will stick to this schedule.

CM Schlapp thanked **Ron** for his presentation and invited him to come out and provide an update to the Board and District II residents at a later date. **Ron** also advised that he is also willing to provide updates at neighborhood meetings and that residents could contact him at rholt@sedgwick.gov or 660-9393.

Action Taken: Received and filed.

2. Off-agenda items

Cyndi Warren, 3849 E. English, asked to address the Board regarding a petition opposing Douglas & Oliver becoming major thoroughfares. **Cyndi** advised that 26 out of the 30 businesses have signed the petition against the widening of the street; increase speed limits, and additional traffic. They believe any efforts to make thoroughfares of Douglas and Oliver will have a negative impact on the businesses occupying the Historic Four Corners Business District, and will result in a decline to the quality of life in the College Hill and Crown Heights neighborhood. She then presented the petition to **CM Schlapp**. **CM Schlapp** advised that she would submit the petition and thanked **Cyndi** for her time.

Action Taken: Received and filed.

Dennis Graves, Animal Control – Environmental Services, provided information on the services that are provided by Environmental services. He advised that residents could call Environmental Services if they had problems with tall grass and weeds, broken windows, junk, trash, and loose dogs. He also provided green forms for the Eyes and Ears program and advised residents to complete these forms and send them to Environmental Services if they needed to file a complaint. He distributed a fact sheet providing details on the # of cases that are open & closed in each district. **Richard Warren**, 3849 E. English, thanked **Dennis** for the work that was performed by Environmental Services. **Richard** described an incident where he was attacked by a dog and was pleased with the response he received from City staff. He advised that they came out captured the dog, took the owner to court, and followed the process through.

CM Schlapp thanked both **Dennis Graves** and **Richard Warren** for there time and comments.

Action Taken: Received and filed.

STAFF REPORT

CM Schlapp advised that the planning case ZON2006-00042 will not be heard tonight at the District II Advisory Board meeting, as the applicant has requested the case be deferred indefinitely. She advised residents that the applicant decided to revise the planning request and present at a later date. She also instructed residents that if they were opposed to the original request that they had until November 16, 2006 to submit their petition. She provided them with the planner Bill Longnecker contact information 268-4494. She thanked those residents in attendance for this case for coming out.

3. Community Police Report

Officer Sharkey, 31 beat (Patrol East), reported the following:

- There #1 priority is gang violence
- The SCAT team has been converted to a gang unit to help address the concerns received from the community in regards to the gang violence; she also indicated that the narcotics unit is also working on gang activity
- High accident areas are seeing fatalities increase; fatalities are up for 2006
- A total of 202 tickets were issued in the month of October

Sarah Devries asked what is the contributing factor(s) to the increased fatalities? **Officer Sharkey** replied that it is due to construction, speeding, and people just not paying attention. **Richard Warren**, 3849 E. English, indicated there are several streets that are down to one lane and was wondering why this was not spaced out so that all the streets were not under construction at one time. **CM Schlapp** advised that the projects must be completed by the end of the year so that the federal funding is not lost. **Officer Sharkey** also advised that signage is an issue at Douglas & Hillside, she indicated that drivers are not able to see that there is a no left turn sign due to the construction. **LaShonda Porter** will follow-up with City staff to have this area reviewed and better signage placed.

Officer Gerdes, 45 beat (Patrol North), reported the following:

- The planning for the Rolling Stones concert worked well, no traffic issues or incidents to report
- Seeing a number issues at the Kenmore Shopping Center, diligently working to get things under control
- Gangs are also a priority for Patrol North

David Mollhagen wanted to know why Rock & 32nd Street was so congested. **Officer Miller** stated that a lot of the congestion was due to K-96; people enter and exit from the highway near that intersection. **CM Schlapp** suggested that Paul Gunzelman – City Traffic Engineer be invited to the District Advisory Board to discuss these types of issues.

CM Schlapp thanked the officers for there report and commended them on a job well done.

Action Taken: Received and filed.

NEW BUSINESS

CM Schlapp explained that the planning case PUD2006-00002 was apart of District III, but had requested that the planning case be presented at the District II Advisory Board meeting so that she could understand the concerns of the neighboring residents. She also explained that **CM Jim Skelton** would be the Council Member to take the lead on this case as it falls within his district. **CM Jim Skelton** would be the one to look into any issues and request/recommend changes to the proposed zoning request. She also advised that the District II Advisory Board would not be making a recommendation on this request, as it is not in her district.

4. PUD2006-00002

Dale Miller, Planning, advised that no additional information had been added to the staff report, and that the District III Advisory Board had already heard the case and recommended

approval 8:2, and the MAPC recommended approval 12:1. With no further questions for staff he turned the presentation over to the representatives for Wal-Mart

Grant Tidemann, Weigand Realtor, introduced himself and the team that he was working with on this project. The team included: Christy Perkins - Weigand Realtor, Robert Kaplan, Attorney, Angie Stoner, Wal-Mart Spokesperson, Terry Hanes – SMC Consulting Engineers, Todd Butler – Traffic Engineering Consultant, Brett Martinez, Law Kingdom Architect, and Doug Thomas. After introductions were made **Grant Tidemann** turned the presentation over to **Angie Stoner**.

Angie Stoner discussed the Wal-Mart philosophy and its connection to the City of Wichita. Currently they operate 5 stores and 2 Sam's Club in the area and are looking to grow so that they can better serve their customers. They understand that communities do not want to trade their Quality of Life for a Wal-Mart super center, so they are doing their best to get community feedback. Throughout this process they have met with the **Council Member Skelton, Council Member Schlapp**, city staff, College Hill Neighborhood Association, as well as Dry Creek Neighborhood Association on several occasions.

Wal-Mart believes that there was a need in this community and their goal is to feel that need. Building a Wal-Mart at this location will provide 350-400 jobs to the community, both full and part-time; benefits; convenient shopping; in addition to local charitable contributions.

Terry Harris – SMC Consulting Engineer, described how he has seen changes in the Wal-Mart philosophy over the last 5 years. Terry described the material of the building as an earth tone, quick brick. The proposed Wal-Mart would be a 24-hour super center with a garden center, grocery and general merchandise department. This location will not have an automotive center. Wal-Mart will provide convenience to the community, redevelopment to the neighborhood, and eliminate a number of the vacant lots in the area. The store will have two truck service areas for delivery, however, there will not be any deliveries between the hours of 11 p.m. and 5 a.m. and they normally have 2-3 deliveries per day except during the holiday season (Halloween through Christmas) where they will have 6-7 deliveries a day.

Todd Butler – Traffic Engineering Consultant, has performed traffic studies before and is aware of the types of traffic Wal-Mart stores generally generate. In review of the increased traffic the recommendations were as follows:

- Signalized Oliver & Orme and move the mid-block crossing to the signalized light, and include pedestrian signals in conjunction with the new light
- Widen Oliver street to include left turn lanes in both directions
- Widen Orme from Oliver to the back drive way of Wal-Mart

Brett Martinez – Law Kingdom Architect, described the concept behind the design of the proposed Wal-Mart. Provided details on the selection process for the color brick, mainly selected to blend in with the neighborhood and surrounding businesses. Will provide screening and landscape to screen the residents directly behind the proposed site.

CM Schlapp then opened the floor for questions from the public.

Bill Haas, 116 N. Pershing, wanted to know if there would be vending machines located on the outside of the store, in addition would there be any exterior signage. **Brett Martinez** advised that the vending machines would be stored inside the store, that this is part of the change that

Wal-Mart is trying to implement when building stores in the community. Yes there will be exterior signage and it will be in compliance with the City of Wichita ordinance.

Cyndi Warren, 3849 E. English, wanted to know if there would be a monument. **Terry Harris** advised that there will be a monument sign at the primary entrance and it will also be in compliance with the ordinance of the City of Wichita.

Bill, 116 N. Terrace, wanted to know what the average projected traffic increase on Oliver would be. In addition wouldn't moving the mid-block crossing and having the children cross at the busy intersection raise safety concerns? **Todd Butler** advised that the projected traffic increase would 1,920 trips per day (one car in, one car out equals a trip). 6,600 are the total trips per day for the entire store. Also, research has found that mid-block crossings are more dangerous than intersection crossing. In addition, moving this pedestrian crossing to the corner of Oliver and Orme would give the children a more direct route to school.

Jeremey, 430 S. Delrose, wanted to know about the lighting and truck noise. **Terry Harris** advised that the lights would be 25ft tall, in a shoebox lamp and should reduce the glare. He also explained that the lights would reflect down into the parking lot, so the residents should not have a huge impact. As far as the truck noise, the masonry walls and the landscaping should minimize the noise levels.

Haig Hurdian, 145 N. Crestway, will school zones still be enforced? **Todd Butler**, the school zone will not change.

Cyndi Warren, 3849 E. English, wanted to know how many employees would be hired and where would they park. In addition, where will shopping carts be stored? **Terry Harris**, there will be approximately 350-400 associates and they would park in the rear of the store in designated parking. The shopping carts will be stored inside the store.

Frank Priest Jr., 229 N. Terrace, would like for Oliver to be blocked, and would also like to know what happens when a child is hurt and who will be responsible. **Todd Butler** advised that if the residents wanted a major arterial street to be closed they would need to submit a petition to the City of Wichita. He also indicated that normally his projections are within +/- 5% which are pretty accurate projections.

Richard Warren, 3849 E. English, described how Wal-Mart's growth has been declining over the last 6 months and would like to know if the proposed store failed and closed down who would be responsible for the land and ensuring the community that an empty box would not be left vacant? **Angie Stoner** advised that Wal-Mart has a realty department that handles the leasing of vacated properties. She advised that Wal-Mart tries to do everything possible to ensure that they do not leave a community with a vacant box. She also mentioned that if you sometimes see buildings that were once Wal-Mart's that remain vacant for a long period of time, it could be due to Wal-Mart not being owners of the property.

Bill Scare, 116 N. Terrace, is opposed to the Wal-Mart being developed in the area, he also feels that traffic, safety, and security concerns will increase and wishes that **CM Schlapp** would at least vote against such a development to support the constituents of her district.

Haig Hurdian, 145 N. Crestway, feels that the information being provided are only projections and know one can really no what is going to occur in the future. This project will shut down a

lot of small business in the community and we will have increased traffic and people in our community.

Cyndi Warren, 3849 E. English, is a business owner and is concerned with the proximity of the Wal-Mart to her business and other businesses in the community. Wal-Mart in her opinion will be a drastic change to the neighborhood, increase in traffic, and is an enormous project for such a small neighborhood.

Richard Warren, 3849 E. English, is concerned that for such a small community this proposed Wal-Mart will be a horrible trade off for small businesses.

The Board had several concerns: 1) increase in traffic, 2) noise levels 3) truck delivery should not occur between 10p.m. – 6a.m., 4) safety of children, 5) drainage, and 6) street widening on Orme.

CM Schlapp then suggested that a motion be set forth in regards to the zoning request. **David Mollhagen** motion to approve the recommendation and **Sarah Devries** second the motion.

Action Taken: Board recommend approval of the zoning request. (**Mollhagen:Devries, 4-3**)

BOARD AGENDA

5. Updates, Issues, and Reports

No updates reported.

With no further business, the meeting adjourned at 9:33 p.m.

The next DAB II meeting will be **December 4, 2006** at the Rockwell Branch Library.

Respectfully Submitted,

LaShonda Porter, Neighborhood Assistant